



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 17, 2023

Re: Carpenters Ridge Preliminary Plat (Case #247-2022)

Executive Summary

Approval of this request would result in the creation of a 16-lot preliminary plat that includes new easements and an extension of Glorietta Drive.

Discussion

A Civil Group (agent), on behalf of Lyn Miller Jr and Wendy Miller (owners), is seeking approval of a 16-lot preliminary plat, with additional right of way and easement dedications, on property zoned R-1 (One-family Dwelling) to be known as *Carpenters Ridge Preliminary Plat*. The 5.0-acre property is located approximately 250' southeast of the Oakland Gravel Road and Blue Ridge Road intersection, and contains the address 3310 Oakland Gravel Road.

The applicant is seeking approval of a 16-lot preliminary plat that will include 15 residential lots fronting a westward extension of existing of Glorietta Drive along with one common lot containing a tree preservation area and stormwater retention. Additional right-of-way for Oakland Gravel Road as well as standard utility easements are shown on the plat that will be dedicated upon recording of the development's final plat.

The property is presently improved with a one single-family structure that will occupy Lot 103 of the proposed subdivision with its existing driveway connection. It should be noted that individual residential driveway access to Oakland Gravel Road is restricted; therefore, all proposed development lots will access the extension of Glorietta Drive.

The Planning and Zoning Commission considered this request at their December 8, 2022 meeting. Staff presented its report and the applicant was available for questions. Commissioners requested a clerical correction for sidewalk. Members of the public spoke regarding tree preservation, stormwater retention, and potential traffic calming in the area. Following discussion, a motion to approve the preliminary plat subject to minor technical corrections passed (7-0).

The Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the *Carpenters Ridge Preliminary Plat*.